

THIS MORTGAGE is made this 30th day of April 1976, between the Mortgagor, Paul David Anderson and Linda R. Anderson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina whose address is P. O. Box 10148 Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four thousand nine hundred (\$34,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2006

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the Southwestern side of Confederate Circle near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 82 on a Plat of SHEFFIELD FOREST, Section 3, Plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book III, at Page 157, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Confederate Circle at the joint front corner of Lots 82 and 82, and running thence with the common line of said Lots, S 63-27 W, 165.3 feet to an iron pin; thence S 34-50 E, 120 feet to an iron pin in the line of a creek; thence with the center of the creek as the line, N 67-49 E, 166 feet to an iron pin on the Southwestern side of Confederate Circle at the joint front corner of Lots 82 and 83, thence with said Circle, N 32-36 W, 125 feet to an iron pin, the point of beginning.



which has the address of Lot 82, Confederate Circle Taylors S. C. 29687 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.